

**CIVIL PLANS MUST BE
SUBMITTED SEPARATELY**



Welcome to the City of Deer Park, "The Birthplace of Texas"

COMMERCIAL BUILDING PACKET

April 2017

The information in this packet will guide you through the building permit process and the checklists will help ensure that all the required information is submitted

Each inspector (building, electrical, plumbing, and engineering) will review the portion of the plans that will be inspected in their respective fields. If you have any specific questions, please feel free to contact the inspector at the phone number listed inside the packet

The total fee (building and review) is required at the time the plans are submitted

Please complete all the information on the Building Permit Application

\$100 and less - No Fee

\$101 to \$2,000

\$13.65 fee

\$2,001 to \$15,000

\$27.30 for the first \$2,001.00 plus \$6.00 for each additional thousand or fraction thereof, to and including \$15,000.00.

\$15,001 to \$50,000

\$105.30 for the first \$15,001.00 plus \$6.25 for each additional thousand or fraction thereof, to and including \$50,000.00.

\$50,001 TO \$100,000

\$324.05 for the first \$50,001.00 plus \$6.20 for each additional thousand or fraction thereof, to and including \$100,000.

\$100,001.00 TO \$500,000

\$634.05 for the first \$100,001.00 plus \$3.65 for additional thousand or fraction thereof, to and including \$500,000.

\$500,001 and up

\$2,094.05 for the first \$500,001.00 plus \$2.75 for each additional thousand or fraction thereof.

A plan review fee of 35% of the building permit cost will be required for any permit.

Notice

I have read the builder's packet and have provided the required information; each item that has been checked "yes" is included with the plans. I understand that all items should be checked "yes" unless otherwise noted by the Public Works Department, in which case the item will be checked "N/A." I further understand that if any information checked "yes" has not been provided, **the plan review process will stop and the plans will be returned for completion.** I have enclosed a copy of the checklists with the plans.

Note:

It is the responsibility of the owner/contractor to comply with all adopted codes in the City of Deer Park. Any oversight on the part of the City during plan review or the inspection process does not relieve the Owner/Contractor from compliance to all codes.

Proposed Address / Location: _____

Name of Business: _____

Information on Developer

Company Name: _____

Contact Info: _____

Contact Person: _____

Signature _____ Date _____

GENERAL INFORMATION

April 2017

- Provide a detailed letter describing the nature of the proposed business to occupy this building and any outside lay-down yard. Provide a specific list for any and all chemicals, hazardous materials, flammable, combustibles, that will be utilized and list quantities for each that will be stored. This letter should be provided to the Planning & Development office **before plans are drawn to verify zoning compliance**. This letter must be from the business that will occupy the building.
- Submit **three complete sets** of construction plans (24" X 36") with a scale of not less than 1"=50' for all civil drawings with an **engineer's seal** and/or an **architect's seal** for all drawings.
- A scanned set of the plans with the City of Deer Park approval stamp is to be returned to the city within two (2) weeks of plan approval. These shall be in pdf format.
- Digital versions of the floor plans in AutoCad and pdf formats are required to be submitted before the approval of the final building inspection, i.e, Name and address of project
- **TWENTY WORKING DAYS, AS A MINIMUM, ARE REQUIRED FOR REVIEW OF ALL COMMERCIAL PLANS**
- If a fire sprinkler installation is required: a fire sprinkler contractor shall provide a ISO approved set of plans with a **Registered Texas Engineer's** stamp included with the plans, (see attached Fire Sprinkler Systems sheet for additional details).Parking: show the number of existing and/or proposed parking spaces, the minimum parking space size in 9' X 20' with a minimum of one van handicap at 17' X 20'; provide calculations for the total number of parking spaces required as regulated by Deer Park's Zoning Ordinance and is based on the type of business, (*please request this zoning information from Public Works Building Department at 281-478-7270*).
- All temporary construction buildings used for construction offices, storage of construction material or equipment, etc. must have a Temporary Occupancy Permit; please request detailed information from Public Works Department at 281-478-7270 prior to setting any said temporary buildings.
- Temporary diesel or other fuel storage tanks will require a separate fire marshal permit (please request any detailed information from the Fire Marshal's office prior to setting any said fuel tanks.).
- If a health permit will be required, include a copy of the Harris County Health Department approved plans when submitting plans to us.
- Depending on the wash down system, a closed loop system may be required.
- Model energy code: Provide compliance certification before building final

CONTACTS

Building Inspector:	Larry Brotherton	281-478-7237
Plumbing & Mechanical Inspector:	Greg Melching	281-478-7235
Electrical:	Hector Bello	281-478-7249
Civil Plan Review:	Fred Beck	281-478-7278
Storm Water Review:	Adam Ballesteros	281-478-7244
Flood Plain Development	Kathy Holcomb	281-478-7239

SETBACKS

The following are the set-back and height restrictions on various commercial zoned districts:

Office & Professional:

Front yard	40 feet
Side yard, interior (adjacent to residential)	10 feet
Side yard, interior (adjacent to commercial)	5 feet
Side yard, exterior	10 feet
Side yard, interior (corner lot, on thoroughfares)	40 feet
Rear yard	12 feet
Height	60 feet (maximum)

Community Service:

Front yard	40 feet
Side yard, interior (adjacent to residential)	10 feet
Side yard, interior (adjacent to commercial)	5 feet
Side yard, exterior	10 feet
Side yard, exterior (corner lot, on thoroughfares)	40 feet
Rear yard	12 feet
Height	35 feet (maximum)

Highway Service:

Same as Community Service

General Commercial:

Same as Community Service

Neighborhood Shopping District:

Same as Community Service

M-1 Industrial Park District:

Lot area	20K square feet
Lot width	100 feet
Front yard	40 feet
Side yard	15 feet
Rear yard	20 feet
Height	50 feet

M-2 General Industrial District:

Front yard	25 feet
Side yard (with exceptions, contact Planning & Development)	None
Rear yard	20 feet

ADOPTED CODES FOR DEER PARK

April 2017

BUILDING:

- Latest version of the International Building Code (Residential and Commercial) 2012
- Latest version of the International Building Code (Commercial) 2012

ELECTRICAL:

- Latest version of the National Electrical Code 2014, as published by the National Fire Protection Association

PLUMBING:

- 2012 International Plumbing Code and Standard Gas Code, as published by the ICC (International Code Congress)

MECHANICAL:

- 2012 International Building Mechanical Code

FIRE:

- 2012 International Fire Prevention Code

ENERGY:

- 2015 International Energy Conservation Code

ZONING:

- Local Zoning Ordinance

PROPERTY MAINTENANCE:

- 2012 International Property Maintenance Code

City ordinances are available upon request
and can be accessed at

www.municode.com or www.deerparktx.gov

Required Code Analysis Information

Based on the 2012 International Building Code

The purpose of this list of questions and requested information is to help expedite the plan process and to aid you in navigating the building code.

Does this project have a registered design professional in responsible charge? If so, the name of the professional?

Each item on the list must be answered by the design professional and attached to the application when making application for a building permit. (It is acceptable for all of this information to be part of and be displayed on one of the pages of the drawings.)

Submit a boundary survey showing the exact proposed location of all buildings.

Classification of Occupancy and/or Occupancies Chapters 3 and 4

Statement which supports use(s) and occupancy(s), classification(s). Include in the statement, the nature of the occupancy, process, materials, fluids, gases, hazardous materials, and other pertinent information that may affect the classify this building(s).

Which occupancy classification(s) and options are you using? Sec. 508

Incidental uses Sec. 509

Accessory occupancy Sec. 508.2

Mixed occupancy/non-separated use (the most restrictive must apply) Sec. 508.3

Mixed occupancy separated by fire barrier walls. Table 508.4

Separate buildings/separated by a fire wall (as defined in Chapter 7) Sec. 706

Note: If the building has hazardous materials, contact the Public Works Department for additional information.

Construction Type Chapter 6

See Table 601 for the required fire-resistance-ratings of building elements.

Compare the exterior wall ratings of Table 601 to those required to the property line, Table 602. See notes f and g of Table 601 which indicates to use the most restrictive.

What is the height and area limits of the building(s) as indicated in Table 503?

Indicate the actual height, actual sq. ft. per floor and total area of building(s)

Have you used the height, open perimeter or sprinkler increases as allowed by 504 and 506? Show all applicable increases and calculations.

Indicate accessory use and incidental use areas with calculations qualifying each. If the separate building option is used, indicate calculations for it.

If using the mixed occupancy with the separated use option, show all calculations proving Code compliance Sec. 506 and 508 and Table 508.4

What is the maximum allowable area per Sec. 506?

Are you trying to use the Unlimited Area Building option as described in Sec. 507?

Required Code Analysis Information

Based on the 2012 International Building Code

Is the building required to have a fire suppressions system? If so, indicate the type to be used Ch 9

Is the building required to have a standpipe system? Ch 9

Are you required to have a fire alarm and/or fire detection system? Plans must be submitted by a State license fire sprinkler professional and a state licensed fire alarm professional. Ch 9

In combustible construction, have you installed fire blocks per Sec. 718.2 and draft stops per Section 718.2.1 in all locations as required per Code.

Are you using combustibles in Type I or II construction? Indicate all areas where fire-retardant-treated wood will be used. Sec. 718.5

Submit UL listings for any fire-resistance-rated construction. Be sure that the application and design matches the requirement in Ch.7. For example: A UL listing for a fire barrier wall needs to match the designated use and design for a fire barrier wall per Sec. 707.

The door and window schedules should include fire-resistance-rated opening protection and closers as required per Code. Sec. 716

Is the corridor required to be fire-resistance rated? Sec. 1018, Table 1018.1

Corridor shall not serve as supply, return exhaust, relief or ventilation air ducts (refer to Exceptions in Sec. 1018.5)

What is the occupancy load of the building? Table 1004.1.2

How many exits are required? How many are provided? Sections 1015, 1021

What are the required widths of doors, stairs and ramps. Show your calculations, Sections 1008,1009, 1010

Is this project large enough to require a life safety plan? If so, submit one.

Are the handrails and guards in compliance? Sec. 1012, 1013.

Pre-manufactured metal buildings and structural steel buildings need three (3) sets of structural drawings stamped by a structural engineer. They must be submitted and approved before any building erection is started.

Wood trusses and floor trusses need three (3) sets of structural drawings stamped by a structural engineer. They must be submitted and approved before any truss erection is started. Sec. 2303.4

On wood construction, be sure to indicate studs to be strapped every stud and roof framing every other rafter per city ordinance. This is addition to other strapping required by a design professional.

List on your code analysis information sheet all special inspections that you are requiring.

Code References for Hazardous Materials

Submit a list of hazardous materials and quantities found in the building(s) and/or on the property. Group the materials and quantities as close as practical to match the categories and quantities as listed in the following referenced code sections. In addition to the list, submit a statement which supports the proposed occupancy(s) use(s) and classification(s) of the building(s) and/or area(s).

Sec. 307 High Hazardous Group H:

Table 307.1(1) Maximum Allowable Quantity per Control Area of Hazardous Material Posing Physical Hazardous

Table 307.7.1(2) Maximum Allowable Quantity per Control Area of Hazardous Materials Posing A Health Hazard

Sec. 311 Storage Group S: Modern-hazard storage, Group S-1
 Low-hazard storage, Group S-2

Sec. 309 Mercantile Group M: 309.2 Quantity of hazardous materials

Sec. 413 Combustible Storage

Sec. 414 Hazardous Materials:

414.2 Control areas

Table 414.2.2 Design and Number of Control Areas

414.2.5(1) Maximum Allowable Quantity per Indoor and Outdoor Control Area in Group M and S Occupancies
Nonflammable Solids and Nonflammable and Noncombustible Liquids

414.2.5(2) Maximum Allowable Quantity of flammable and Combustible Liquids in Wholesale and Retail Sales
Occupancies per Control Area

Sec. 415 Groups H1, H2, H3,H4 and H5:

Table 414.5.1 Explosion Control Requirements

Sec. 503 General Height and Area Limitations:

Table 503 Allowable Height and Building Areas

Sec. 507 Unlimited Area Buildings:

Sec. 507.7 Group H Occupancies

Sec. 508 Mixed Use and Occupancy:

Table 508.4 Required Separation of Occupancies (Hours)

Sec. 602.1 Construction Classifications:

Table 601 Fire-resistance Ratings for Building Elements

Table 602 Fire-resistance Requirements for Exterior Walls Based on Fire Separation Distances

Ch. 9 Fire Protection System

Sec. 1016 Exit Access Travel Distance:

Table 1016.2 Exit Access Travel Distances

Sec. 1018 Roof Vent Increases

Sec. 1017 Corridors:

Table 1017.1 Corridor Fire-resistance Rating

International Fire Code

Detention Criteria

The design criteria for flood detention facilities are hereby established for property being developed within the City as follows:

1. Basic Standards:

Detention requirements of area not more than 50 acres shall be calculated by using the chart below which is calculated by using the curve for the drainage area and storage coefficient.

<u>Altered Area</u>	<u>Capacity in Acre Feet (AF)</u>
0 to 3 acres	0.20 AF per acre
3 to 10 acres	0.45 AF per acre
20 acres	9.5 AF
30 acres	15.0 AF
40 acres	21.0 AF
50 acres	27.5 AF

For intermediate values between 10 & 50 acres, the acre-foot capacity may be established by multiplying the acreage by a storage coefficient factor (CS) which may be calculated as $Cs = .45 + (0.0025 \times Ac)$ where AC is equal to the total drainage acreage minus 10.

For drainage areas being developed which are 50 acres or larger, the detention facility design and criteria shall be approved by the Director of Planning & Development.

2. Additional Standards:

The detention facility shall be designed for easy maintenance, every consideration shall be given to designing of the facility for multi-purpose use, such as playgrounds, ball fields, mini-parks, etc., to assure that maintenance will be accomplished; the design shall include the following:

- A twenty foot maintenance roadway shall encompass the perimeter of the detention facility and shall be considered a part of the facility.
- A twelve foot wide concrete access ramp shall be provided into the basin for maintenance equipment access.
- An earthen detention basin shall have a minimum on side slopes of 4:1 and minimum bottom width of ten feet.
- A minimum of a five foot wide, six inch thick, reinforced concrete trickle channel shall be constructed through the basin bottom to accommodate low flow and allow fast drying.
- The bottom of the detention basin shall have a minimum of 0.25 percent cross slope to facilitate quick drainage.
- Inlets and outlet and required trash racks shall be located so as to be easily accessible.
- Inlet and outlet pipes shall have erosion control devices.
- High overflow shall be constructed (6" above the design water surface) when necessary.
- Detention shall be designed in order to have a minimum of 12" free board.
- The detention basin, maintenance roadway, and right-of-way shall be hydro-mulched with Bermuda seed and watered to facilitate full grass coverage.
- Provide for ingress/egress (dedicated right-of-way, if necessary) to the detention basin.
- Maximum release is 0.5 CFS/Ac.

PLEASE COMPLETE IMPORTANT INFORMATION BELOW:

Was an asbestos survey performed in accordance with Texas Asbestos Health Protection Rules (TAHPR) and the National Emissions Standards for Hazardous Air Pollutants (NESHAP)?

_____ Yes _____ No

Date of Survey _____ TDH Inspector License # _____

*If the answer is no, then as the owner/operator of the renovation/demolition site, I understand that it is my responsibility to have this asbestos survey conducted in accordance with the TAHPR and NESHAP prior to a renovation/demolition permit being issued by the City of Deer Park.

***If no, plans cannot be accepted by the City of Deer Park for review at this time.**

If the valuation of the work is over \$50,000.00, have you submitted plans to Texas Department of Licensing and Regulation Architectural Barriers for review?

_____ Yes _____ No

*If you have submitted but do not have a copy of the plans, please provide the file number on the following line:

File # _____

Note: The File Number will be verified, please be accurate in recording this number. If the File Number cannot be confirmed, a permit will not be issued

CITY OF DEER PARK
PUBLIC WORKS DEPARTMENT
Detention Requirement Checklist
As Of October 2012

Yes	No	N/A	Item	Description
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	Provide size of the site in acres
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	Provide the detention storage rate (Cs)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	Provide the required detention storage volume
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.	Ensure proper storage volume has been provided
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4	Provide the design water surface elevation for the detention pond
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	Provide the maximum permitted outflow rate (0.5 cfs/acre)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6	Provide design outflow rate
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7	Provide the calculated orifice size with calculations (Minimum 6" restriction)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8	Provide the detention pond dimensions
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9	Provide the detention pond elevations. (Includes bottom and top finish grade)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Include concrete trickle channel dimensions, elevations, slope percent and
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10	construction detail
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11	Include entrance and exit slope protection with details
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12	Provide trash rack specifications and details
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13	Provide note for hydro-mulch seeding
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14	Provide all detention related calculations
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15	Minimum slope on trickle channel is .25%

CITY OF DEER PARK
PUBLIC WORKS DEPARTMENT
Commercial Building Plan Checklist
As of October 2012

Submit the following information to apply for the permit: This information is not inclusive, additional information may be required.

PROVIDE:

Yes	N/A	Item	Description
<input type="checkbox"/>	<input type="checkbox"/>	1	Detailed letter which supports declared occupancy and use
<input type="checkbox"/>	<input type="checkbox"/>	2	Cover page for plans, including:
<input type="checkbox"/>	<input type="checkbox"/>	a.	Name of business for this project
<input type="checkbox"/>	<input type="checkbox"/>	b.	Address of project
<input type="checkbox"/>	<input type="checkbox"/>	c.	Owner's name, address and phone number
<input type="checkbox"/>	<input type="checkbox"/>	d.	If design built, give contractors contact information
<input type="checkbox"/>	<input type="checkbox"/>	e.	Height and area
<input type="checkbox"/>	<input type="checkbox"/>	f.	Occupancy and Use per Mixed Occupancy Provision Section 508
<input type="checkbox"/>	<input type="checkbox"/>	g.	Type of construction
<input type="checkbox"/>	<input type="checkbox"/>	h.	Table of Contents
<input type="checkbox"/>	<input type="checkbox"/>	i.	Indicate codes used based on current adopted codes
<input type="checkbox"/>	<input type="checkbox"/>	j.	List of all special inspections required
<input type="checkbox"/>	<input type="checkbox"/>	3	Boundary survey, with reference benchmark. (All elevations based on TSARP reference mark NAVD 88, 2001 adjustments)
<input type="checkbox"/>	<input type="checkbox"/>	4	Site plan with all pertinent information and measurements including:
<input type="checkbox"/>	<input type="checkbox"/>	a.	Minimum of 4' public sidewalk per City specifications (1' off property line)
<input type="checkbox"/>	<input type="checkbox"/>	b.	Paving and driveway details
<input type="checkbox"/>	<input type="checkbox"/>	c.	Adjacent property, including undeveloped and developed
<input type="checkbox"/>	<input type="checkbox"/>	d.	Setbacks per Zoning Ordinances
<input type="checkbox"/>	<input type="checkbox"/>	e.	Finished floor elevation (minimum 2' above curb)
<input type="checkbox"/>	<input type="checkbox"/>	f.	Verify minimum requirements of proposed finished floor elevations for the applicable F.I.R.M. Zone, including bench mark datum and adjustment with local government agency prior to starting construction
<input type="checkbox"/>	<input type="checkbox"/>	g.	F.I.R.M. 48201C0903L "Particular Zone: 06-18-07 must be on elevation certification furnished on final building inspection
<input type="checkbox"/>	<input type="checkbox"/>	h.	Existing easements
<input type="checkbox"/>	<input type="checkbox"/>	5	IECC Comm Check including all calculations-envelope, lighting and mechanical
<input type="checkbox"/>	<input type="checkbox"/>	6	Project over \$50,000, submit file number indicating submitted for architectural barriers
<input type="checkbox"/>	<input type="checkbox"/>	7	Code information:
<input type="checkbox"/>	<input type="checkbox"/>	a.	Mixed occupancy, separated use, non-separated use, accessory use incidental use areas. Calculations supporting Code compliance.
<input type="checkbox"/>	<input type="checkbox"/>	b.	Allowable height and area, actual height and area, sprinkler increase, open perimeter increase. Calculations supporting Code compliance.
<input type="checkbox"/>	<input type="checkbox"/>	c.	Number of means of egress required, occupant load and calculations
<input type="checkbox"/>	<input type="checkbox"/>	d.	Design compliant per all applicable codes, laws and ordinances

**CITY OF DEER PARK
PUBLIC WORKS DEPARTMENT
Commerical Building Plan Checklist**

As of April 2009

Yes	N/A	Item	Description
<input type="checkbox"/>	<input type="checkbox"/>	8.	Plans:
<input type="checkbox"/>	<input type="checkbox"/>		a. Designed in a professional manner
<input type="checkbox"/>	<input type="checkbox"/>		b. Clearly depict how to construct the project and materials to be used
<input type="checkbox"/>	<input type="checkbox"/>		c. Designed to meet City Ordinance, applicable codes and per owner's specifications
<input type="checkbox"/>	<input type="checkbox"/>		d. Door, window and hardware schedules
<input type="checkbox"/>	<input type="checkbox"/>		e. Fire rated construction: UL Listings, and fire-resistant-rated opening protection listed in door, window and hardware schedules
<input type="checkbox"/>	<input type="checkbox"/>		f. Interior finish meets flame spread and smoke development per Code
<input type="checkbox"/>	<input type="checkbox"/>	9.	Wood Frame Construction
<input type="checkbox"/>	<input type="checkbox"/>		a. All joist, rafters, 20" o.c. maximum
<input type="checkbox"/>	<input type="checkbox"/>		b. All studs 16" o.c. maximum
<input type="checkbox"/>	<input type="checkbox"/>		c. All truss, truss joist microllam, parallam, etc., engineered and stamped
<input type="checkbox"/>	<input type="checkbox"/>		d. Submit truss drawing to this department for approval before installation
<input type="checkbox"/>	<input type="checkbox"/>	10.	Buildings designed for 140 mph three second gust
<input type="checkbox"/>	<input type="checkbox"/>	11.	Project s over \$50,000, dated and stamped by registered professional as required by the City of Deer Park, IBC and the State of Texas
<input type="checkbox"/>	<input type="checkbox"/>	12.	Approval for Construction Trailer must be obtained before placement.
<input type="checkbox"/>	<input type="checkbox"/>	13.	Hazardous material: MSDS sheets. Requested special, enlarged check list from this department. Not included with this packet
<input type="checkbox"/>	<input type="checkbox"/>	14.	Fire suppression system. ISO approved and stamped by a licensed fire suppression contractor along with license number (No cover inspection until fire suppression permit obtained)
<input type="checkbox"/>	<input type="checkbox"/>	15.	Foundations and Parking Lots: minimum reinforcements: #3 rebar 18" o.c. or #4 rebar 24" o.c. No wire mesh allowed
<input type="checkbox"/>	<input type="checkbox"/>	16.	Decorative material, such as glass, stucco, or finished wood, on exterior of building which faces or fronts a public street. Minimum area 12 x the horizontal dimension (width) of the facing area
<input type="checkbox"/>	<input type="checkbox"/>	17.	Fencing:
<input type="checkbox"/>	<input type="checkbox"/>		a. Required fencing not exceeding the maximum height allowed
<input type="checkbox"/>	<input type="checkbox"/>		b. Barbed wire minimum of 8' above grade
<input type="checkbox"/>	<input type="checkbox"/>		c. No fence arms projecting inside of property line
<input type="checkbox"/>	<input type="checkbox"/>		d. Drawings submitted for commercial fencing abutting residential made of soild material, such as masonry, wood slats, etc.
<input type="checkbox"/>	<input type="checkbox"/>		e. Drawings submitted for required lay-down fencing must be 8', solid and unable to be viewed from street
<input type="checkbox"/>	<input type="checkbox"/>	18.	Parking spaces:
<input type="checkbox"/>	<input type="checkbox"/>		a. Number of spaces per City Ordinance
<input type="checkbox"/>	<input type="checkbox"/>		b. Regular parking spaces 9' x 20'
<input type="checkbox"/>	<input type="checkbox"/>		c. Van handicap parking, 17' x 20' (minimum of one)
<input type="checkbox"/>	<input type="checkbox"/>		d. Typical handicap parking 14' x 20'

**CITY OF DEER PARK
PUBLIC WORKS DEPARTMENT**

Building Plan Checklist

As of October 2012

Yes	N/A	Item	Description
<input type="checkbox"/>	<input type="checkbox"/>	18	Parking spaces: (Continued)
<input type="checkbox"/>	<input type="checkbox"/>		e. Access lane between rows of parking spaces 20'
<input type="checkbox"/>	<input type="checkbox"/>		f. Fire lanes per Fire Marshal's requirements
<input type="checkbox"/>	<input type="checkbox"/>	19	Approval certificate from Harris County for any occupancy requiring a health certificate

Wood Frame Construction

- | | | |
|--------------------------|---|---|
| <input type="checkbox"/> | 1 | All joist and rafters must be on 20" centers as a maximum |
| <input type="checkbox"/> | 2 | All studs must be on 16" centers |
| <input type="checkbox"/> | 3 | All truss, truss joints, microllam, parallam, etc. are to be engineered. Provide the stamped detail plans. *All truss joist must be on 20" centers as a maximum |

I have read through the building check list and provided all the information requested. I further understand that if any information requested was not provided will result in all plan review process to stop and the plans will be returned to the applicant for correction..

Print Name

Print Title

Signature

Date

PLEASE COMPLETE IMPORTANT INFORMATION BELOW:

Was an asbestos survey performed in accordance with Texas Asbestos Health Protection Rules (TAHPR) and the National Emissions Standards for Hazardous Air Pollutants (NESHAP)?

_____ Yes _____ No

Date of Survey _____ TDH Inspector License # _____

*If the answer is no, then as the owner/operator of the renovation/demolition site, I understand that it is my responsibility to have this asbestos survey conducted in accordance with the TAHPR and NESHAP prior to a renovation/demolition permit being issued by the City of Deer Park.

*If no, plans cannot be accepted by the City of Deer Park for review at this time.

If the valuation of the work is over \$50,000.00, have you submitted plans to Texas Department of Licensing and Regulation Architectural Barriers for review?

_____ Yes _____ No

*If you have submitted but do not have a copy of the plans, please provide the file number on the following line:

File # _____

Note: The File Number will be verified, please be accurate in recording this number. If the File Number cannot be confirmed, a permit will not be issued

**CITY OF DEER PARK
PUBLIC WORKS DEPARTMENT**

Plumbing Plan Check List
As of October 2012

Yes	No	Item	Description
<input type="checkbox"/>	<input type="checkbox"/>	1	Provide plans with the location of water lines, sanitary and storm sewer lines and all taps and connections to city lines along with any profiles of bores or road crossings and type of material used
<input type="checkbox"/>	<input type="checkbox"/>	2	Provide plans with calculations and location of storm drainage with all required catch basins and flow lines. All storm lines shall be backfilled with stabilize sand.
<input type="checkbox"/>	<input type="checkbox"/>	3	Provide plans showing one (1) common building drain and sewer line. Building drain and sewer line shall be sized per the 2012 International Building and Plumbing Codes. A two (2) pipe system shall be installed when required by the "Code Official".
<input type="checkbox"/>	<input type="checkbox"/>	4	Show a riser diagram with size calculations on all water, drain and vent systems.
<input type="checkbox"/>	<input type="checkbox"/>	5	Show a riser diagram with size calculations on all gas piping.
<input type="checkbox"/>	<input type="checkbox"/>	6	Show a complete fixture schedule and detail sheet with number of fixtures required, calculated per the 2012 International Building and Plumbing Codes.
<input type="checkbox"/>	<input type="checkbox"/>	7	Show all required floor drains with accessible trap primers, trap guards may be used only when approved by the "CODE Official"
<input type="checkbox"/>	<input type="checkbox"/>	8	Show location of all service sinks
<input type="checkbox"/>	<input type="checkbox"/>	9	Provide plans showing any required grease trap or separator with sizing calculations and manufacture information. Grease trap or separator shall have city approved sample well (See attached diagram).
<input type="checkbox"/>	<input type="checkbox"/>	10	Provide plans showing inside fire sprinkler system, along with plans for outside fireline with an approved backflow preventor w/meter by-pass installed above ground and properly supported
<input type="checkbox"/>	<input type="checkbox"/>	11	Provide plans showing lawn irrigation with type of material and location of heads. Irrigation system shall have an approved backflow preventor installed and properly supported
			NOTE: Sample wells shall be installed when required by the "Code Official"

I have read through the plumbing check list and provided all the information requested. I further understand that if any information requested was not provided will result in all plan review process to stop and the plans will be returned to the applicant for correction.

Print Name

Print Title

Signature

Date

**CITY OF DEER PARK
PUBLIC WORKS DEPARTMENT**

Electrical Plan Checklist
As of 2016

Yes	No	Item	Description
<input type="checkbox"/>	<input type="checkbox"/>	1	Is the entire electrical design for this project designed per the 2014 National Electric Code?
<input type="checkbox"/>	<input type="checkbox"/>	2	Have you shown the power company's point of attachment to the building, (overhead). Show the proposed route for the service lateral cable to the power company's equipment in their easement (underground).
<input type="checkbox"/>	<input type="checkbox"/>	3	Show the proposed route for the electrical service entrance cable (indicate overhead or underground) and provide a copy of any easements given
<input type="checkbox"/>	<input type="checkbox"/>	4	Provide a complete load analysis, based on the 2014 NEC, giving code references for any derates used and enough information to confirm the service size; provide more notes
<input type="checkbox"/>	<input type="checkbox"/>	5	Show the location of the outside service main as required by local ordinance
<input type="checkbox"/>	<input type="checkbox"/>	6	Provide a one-line drawing of the proposed and/or existing electrical service including the following: A. All panels, disconnects, wire ways, etc. B. Indicate the NEMA rating for all panels, disconnects, wire ways, etc. C. Size of all conduits to and from all panels, transformers, disconnects and wire ways D. Size of wires to all panels, disconnects, wire ways, etc., with the type of insulation and temperature rating (75° F; will be assumed if temperature rating is not provided) E. Provide the conductor sizes for the grounding electrode to include 1. Structural steel 2. Cold water 3. Rod 4. Any other metal piping
<input type="checkbox"/>	<input type="checkbox"/>	7	Provide all panel schedules including: A. Panel rating B. Main size or indicate main lug only C. Provide the total KVA load on the panel D. Indicate the wire and breaker size for each circuit
<input type="checkbox"/>	<input type="checkbox"/>	8	Show all panel locations
<input type="checkbox"/>	<input type="checkbox"/>	9	If any part of the electrical system is to be located in a hazardous location as per code, identify those areas and show the classification for the wiring system and A. Provide the air change calculations to reduce the classification B. Provide a list and MSDS for all chemicals to be used or stored in these areas
<input type="checkbox"/>	<input type="checkbox"/>	10	Provide engineered fire alarm plans if required or installed
<input type="checkbox"/>	<input type="checkbox"/>	11	If there is any power under a cooking hood, provide detailed drawings for the ansul system turning power off when activated

I have read through the electrical check list and provided all the information requested. I further understand that if any information requested was not provided will result in all plan review process to stop and the plans will be returned to the applicant for correction.

Print Name

Signature

Print Title

Date

**CITY OF DEER PARK
PUBLIC WORKS DEPARTMENT**

Mechanical Plan Check List
As Of October 2012

<u>Yes</u>	<u>No</u>	<u>Item</u>	<u>Description</u>
<u> </u>	<u> </u>	1	Provide plans and calculations for all the supply, return and exhaust duct systems along with any required fire and smoke dampers per the 2012 International Mechanical Code
<u> </u>	<u> </u>	2	Show all material to be used, including insulation, coverings, fire and smoke dampers and duct material along with their UL listings.
<u> </u>	<u> </u>	3	Show location of condensate drain discharge Note: Condensate drain shall discharge to an approved location

NOTE: All Plans Submitted Shall Have Licensed Engineer Stamp
Unless not required by the Public Works Department

I have read the requirements for the mechanical plan review and understand that if any information requested was not provided that the plan review process would stop and plans will be returned to the applicant for correction. I also understand that the job in question may be subject to field correction.

Comments:

Print Name

Print Title

Signature

Date

CITY OF DEER PARK
PUBLIC WORKS DEPARTMENT
Fire Plan Check List
As Of October 2012

Yes	No	N/A	Item	Description
_____	_____	_____	1	Include names of all chemicals on site
_____	_____	_____	2	Provide MSDS on all chemicals on site
_____	_____	_____	3	Provide quantities of all chemicals on site
_____	_____	_____	4	Provide plot plan with location of chemicals
_____	_____	_____	5	Indicate type of fire protection for chemicals

Fire Sprinkler Systems

- o If the fire sprinkler plans are not submitted with the building package, a separate building permit will be required. No work can be started on a fire sprinkler system until the plans have been approved.

- o The fire line contractor will provide an ISO approved set of plans with a Registered Texas Mechanical Engineer's stamp and signature for the fire sprinkler system to the City before the project begins.

- o The fire line contractor will be responsible for making any taps or road bores and the City inspector will do the inspection. All road bores will require a plan and profile on the plans to be reviewed.

- o The City water supply shall be protected by a Reduced Pressure Principal Backflow Preventor (RPZ), installed per the latest version of the International Plumbing Code, above grade and as close to the water tap as possible, but not in the street right-of-way.

- o The fire line contractor must conduct a hydrostatic pressure test, as per NFPA 13 and provide a material test certificate for aboveground and underground piping that will be submitted to the City before final plumbing inspection will be made.

CITY OF DEER PARK
PUBLIC WORKS DEPARTMENT

Floodplain Management Check List
As of July 2016

Yes	No	Item	Description
<input type="checkbox"/>	<input type="checkbox"/>	1	Is the development within the Special Flood Hazard Area? If so you will be required to fill out the Floodplain Development Permit Application and submit to floodplain administrator for review. <i>If the property is not within the Special Flood Hazard Area no further action is required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	2	Provide a site plan showing the location of all existing structures, water bodies, adjacent roads, lot dimensions, and proposed development.
<input type="checkbox"/>	<input type="checkbox"/>	3	Development plans, drawn to scale, and specifications, including where applicable: details for anchoring of structures, proposed elevation of lowest floor (including basement), types of water-resistant materials used below the base flood elevation (BFE), details of floodproofing of utilities located below the BFE.

NOTE: No Certificate of Occupancy will be issued until the floodplain manager reviews the elevation certificate (of final construction) for accuracy.

I have read the requirements for the floodplain review and understand that if any information requested was not provided that the plan review process would stop and plans will be returned to the applicant for correction. I also understand that the job in question may be subject to field correction.

Comments:

Print Name

Print Title

Signature

Date



COMMERCIAL BUILDING PERMIT

710 E. San Augustine, Deer Park, TX 77536

Phone: 281-478-7270 Fax: 281-478-0394

PROJECT ADDRESS:	Deer Park, TX 77536		
	Lot #	Block #	Subdivision Name:

OWNER / BUILDER INFO	Name:				
	Address:		City:	State:	Zip:
	Phone:		Fax:	Email:	

CONTRACTOR INFO	Name:				
	Address:		City:	State:	Zip:
	Phone:		Fax:	Email:	

PERMIT TYPE		Utility & Site Work	
<input type="checkbox"/> Hotel / Motel	<input type="checkbox"/> Parking Lot	<input type="checkbox"/> Storm Sewer	<input type="checkbox"/> Sanitary Sewer (Ft)
<input type="checkbox"/> Church	<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Catch Basins	<input type="checkbox"/> DOM Water Line (Ft)
<input type="checkbox"/> Industrial	<input type="checkbox"/> Service Station	<input type="checkbox"/> Man Holes	<input type="checkbox"/> Fire Hydrants
<input type="checkbox"/> Restaurant / Store	<input type="checkbox"/> Office / Bank	<input type="checkbox"/> Man Holes	<input type="checkbox"/> Backflow Devices
<input type="checkbox"/> New Addition	<input type="checkbox"/> School Facilities	<input type="checkbox"/> Fire Line	<input type="checkbox"/> Fire Line
<input type="checkbox"/> Commercial Remodel	<input type="checkbox"/> Other _____	(Inside)	(Outside)

For Utility/Site Work use the Utility Site Work Application

DESCRIPTION OF IMPROVEMENTS: _____

VALUE OF THE PROJECT: \$ _____

OCCUPANCY TYPE: _____ SQUARE FOOTAGE _____ NUMBER OF STORIES _____ HEIGHT _____

IS THE PROJECT IN THE 100 YEAR FLOODPLAIN? ☐ YES ☐ NO (IF YES COMPLETE A FLOODPLAIN DEVELOPMENT PERMIT)

If project is in a floodplain, an elevation certificate will be required stating the finished floor elevation.

WILL MORE THAN 1-ACRE OF LAND BE DISTURBED? ☐ YES ☐ NO (IF YES COMPLETE A STORMWATER PERMIT)

REMODEL / DEMOLITION ONLY - BY MY SIGNATURE, I HEREBY CERTIFY THAT AN ASBESTOS SURVEY HAS BEEN DONE IN ACCORDANCE WITH THE TEXAS ASBESTOS HEALTH PROTECTION RULES (TAHPR) AND THE NATIONAL EMISSION STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAP) FOR THE AREA(S) BEING RENOVATED AND/OR DEMOLISHED. A COPY OF THE ASBESTOS SURVEY IS INCLUDED WITH THIS PERMIT APPLICATION. THIS CERTIFIES THAT ON THIS DATE APPLICATION WAS MADE FOR PERMIT WITH THE CITY OF DEER PARK AND BY THIS SIGNATURE; THE APPLICANT AGREES TO COMPLY WITH ALL APPLICABLE CODES AND CITY ORDINANCES.

APPLICANT'S PRINTED NAME: _____

APPLICANT'S SIGNATURE: _____ DATE: _____

ADDRESS NUMBER MUST BE POSTED DURING CONSTRUCTION AND PERMANENTLY AT TIME OF FINAL INSPECTION

SEE REVERSE SIDE FOR FEES



COMMERCIAL BUILDING PERMIT APPLICATION SITE WORK ONLY

710 E. San Augustline, Deer Park, TX 77536

Phone: 281-478-7270 Fax: 281-478-0394

PROJECT ADDRESS:	Deer Park, TX 77536		
	Lot #	Block #	Subdivision Name:

OWNER / BUILDER INFO	Name:				
	Address:		City:	State:	Zip:
	Phone:		Fax:	Email:	

CONTRACTOR INFO	Name:				
	Address:		City:	State:	Zip:
	Phone:		Fax:	Email:	

PERMIT TYPE			
<input type="checkbox"/> Hotel / Motel	<input type="checkbox"/> Parking Lot	<input type="checkbox"/> Storm Sewer	<input type="checkbox"/> Sanitary Sewer (Ft)
<input type="checkbox"/> Church	<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Catch Basins	<input type="checkbox"/> DOM Water Line (Ft)
<input type="checkbox"/> Industrial	<input type="checkbox"/> Service Station	<input type="checkbox"/> Man Holes	<input type="checkbox"/> Fire Hydrants
<input type="checkbox"/> Restaurant / Store	<input type="checkbox"/> Office / Bank	<input type="checkbox"/> Man Holes	<input type="checkbox"/> Backflow Devices
<input type="checkbox"/> New Addition	<input type="checkbox"/> School Facilities	<input type="checkbox"/> Fire Line	<input type="checkbox"/> Fire Line
	<input type="checkbox"/> Other _____	(Inside)	(Outside)

For Building Structure & Site Work use the Commercial Building Permit Application

DESCRIPTION OF IMPROVEMENTS: _____

VALUE OF THE SITE WORK: \$ _____

IS THE PROJECT IN THE 100 YEAR FLOODPLAIN? ☐ YES ☐ NO (IF YES COMPLETE A FLOODPLAIN DEVELOPMENT PERMIT)

If project is in a floodplain, an elevation certificate will be required stating the finished floor elevation.

WILL MORE THAN 1-ACRE OF LAND BE DISTURBED? ☐ YES ☐ NO (IF YES COMPLETE A STORMWATER PERMIT)

REMODEL / DEMOLITION ONLY - BY MY SIGNATURE, I HEREBY CERTIFY THAT AN ASBESTOS SURVEY HAS BEEN DONE IN ACCORDANCE WITH THE TEXAS ASBESTOS HEALTH PROTECTION RULES (TAHPR) AND THE NATIONAL EMISSION STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAP) FOR THE AREA(S) BEING RENOVATED AND/OR DEMOLISHED. A COPY OF THE ASBESTOS SURVEY IS INCLUDED WITH THIS PERMIT APPLICATION. THIS CERTIFIES THAT ON THIS DATE APPLICATION WAS MADE FOR PERMIT WITH THE CITY OF DEER PARK AND BY THIS SIGNATURE; THE APPLICANT AGREES TO COMPLY WITH ALL APPLICABLE CODES AND CITY ORDINANCES.

APPLICANT'S PRINTED NAME: _____

APPLICANT'S SIGNATURE: _____ DATE: _____

ADDRESS NUMBER MUST BE POSTED DURING CONSTRUCTION AND PERMANENTLY AT TIME OF FINAL INSPECTION

SEE REVERSE SIDE FOR FEES

APPLICATION # _____

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION**SECTION 1: General Provisions (Applicant to read and sign)**

1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Compliance is issued.
5. The permit will expire if no work is commenced within 1 year of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
7. Applicant hereby gives consent to the Local Administrator or his/her representative to make reasonable inspections required to verify compliance.
8. THE APPLICANT CERTIFYS THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

APPLICANT'S SIGNATURE _____ DATE: _____

SECTION 2: Proposed Development (To be completed by APPLICANT)NAMEADDRESSTELEPHONE_____
APPLICANT_____
BUILDER_____
ENGINEER**PROJECT LOCATION:**

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well-known landmark. A sketch attached to this application showing the project location would be helpful.

APPLICATION # _____

SECTION 4: Additional Information Required (To be completed by Local Administrator)

The applicant must submit the documents checked below before the application can be processed:

A site plan showing the location of all existing structures, water bodies, adjacent roads, lot dimensions, and proposed development.

Development plans, drawn to scale, and specifications, including where applicable: details for anchoring Structures, proposed elevation of lowest floor (including basement), types of water-resistant materials used Below the first floor, details of floodproofing of utilities located below the first floor, and details of Enclosures below the first floor.

Subdivision or other development plans. (If the subdivision or other development exceeds 50 lots or 5 acres Whichever is the lesser, the applicant must provide "100-year" flood elevations if they are not otherwise available.

Change in water elevation (in feet) _____ Meets ordinance limits on elevation increases
Yes No

Top of new compacted fill elevation _____ ft. NGVD.

Floodproofing protection level (non-residential only) _____ ft. NGVD. For floodproofed Structures, applicant must attach certification from a registered engineer or architect.

Other:

SECTION 5: PERMIT DETERMINATION (To be completed by LOCAL ADMINISTRATOR)

I have determined that the proposed activity: A. Is
 B. Is not

In conformance with provisions of Local Ordinance 2452 dated 09/07/1996. The permit is issued subject to the conditions attached to and made part of this permit.

Signed: _____ Dated: _____

If box A is checked, the Local Administrator may issue a Building Permit upon payment of designated fee.
If box B is checked, the Local Administrator will provide a written summary of deficiencies.

SECTION 6: BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED: A completed elevation certificate showing "finished construction" elevations must be submitted. The elevation certificate must be reviewed for accuracy by the floodplain administrator before a certificate of occupancy can be issued. If floodproofing took place a completed Floodproofing Certificate must be submitted as well.



Storm Water Department
710 E San Augustine P.O. Box 700
Deer Park, Texas 77536

Storm Water Permit Application For Construction Activities

New Permit ☐ Amendment ☐

APPLICATION PURPOSE

Under the Phase II storm water regulations affecting small municipalities, the City of Deer Park is required to develop and implement a program to reduce pollutants in storm water from construction activities disturbing one or more acres on land. As part of our program, the City is requiring construction operators of sites located within city limits, to comply with the requirements of the TPDES construction permit. The following information is required to confirm compliance.

PROJECT INFORMATION

Project Name

Site Address

Lot, Block, Subdivision/Tract

Harris County Appraisal District Tax ID #

Total Acres Disturbed

Brief Project Description

Residential Development ☐

Commercial Development ☐

Phased Development ☐

APPLICANT & OWNER INFORMATION

Applicant Name (Primary Operator):

Mailing Address

City

State

Zip Code



Storm Water Department
710 E San Augustine P.O. Box 700
Deer Park, Texas 77536

Email Phone Fax
Owner Name: _____

Mailing Address

City State Zip Code

Email Phone Fax

Contact Person (If different from applicant): _____

Mailing Address

City State Zip Code

Email Phone Fax

CHECKLIST

Permit Application Form & Plan Review Checklist	<input type="checkbox"/>	Paper copy of SWPPP drawings	<input type="checkbox"/>
TCEQ Notice of Intent or Construction Site Notice	<input type="checkbox"/>	Electronic copy of SWPPP narrative and SWPPP drawings	<input type="checkbox"/>
Copy of Check submitted to TCEQ or Electronic Confirmation of Payment	<input type="checkbox"/>		

Applicant Name (Please Print) Applicant Signature Date